

160.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

934,800 / 934,800

USE VALUE:

934,800 / 934,800

ASSESSED:

934,800 / 934,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
199		PARK AVE, ARLINGTON

Legal Description							User Acct
							106414
							GIS Ref
							GIS Ref
							Insp Date
							06/07/18

## OWNERSHIP

Unit #:

Owner 1: BOLT RICHARD A-ETAL	
Owner 2: BALOUEFF OLGA	
Owner 3:	
Street 1: 199 PARK AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .275 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 3035 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	12000	Sq. Ft.	Site	0	70.	0.62	8				Med. Tr	-5					518,700						518,700	

Total AC/HA: 0.27548	Total SF/SM: 12000	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 518,700	Spl Credit	Total: 518,700
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	Colonial			Full Bath: 2	Rating: Average			NO ACCESS TO GARAGE. OF=BMT SINK.									
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	Brick or Stone			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 2	Clapboard			A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Average												
Roof Struct: 2	Hip			<b>OTHER FEATURES</b>													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1920	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdict:		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %												
Prim Int Wal 2	Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T	Typical			Special:		%											
Prim Floors: 3	Hardwood			Override:		%											
Sec Floors:		%		Total:	31 %												
Bsmnt Flr: 12	Concrete			<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ: 130.00													
Bsmnt Gar:				Size Adj.: 0.99596369													
Electric: 3	Typical			Const Adj.: 1.00989902													
Insulation: 2	Typical			Adj \$ / SQ: 130.757													
Int vs Ext: S				Other Features: 100500													
Heat Fuel: 2	Gas			Grade Factor: 1.10													
Heat Type: 3	Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 596687													
% Com Wal		% Sprinkled		Depreciation: 184973													
				Depreciated Total: 411714													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 160.0-0001-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1920	22.72	T	40	101			4,400		4,400
More: N				Total Yard Items:				4,400	Total Special Features:							Total:	4,400
<b>BATH FEATURES</b>																	
<b>COMMENTS</b>																	
<b>SKETCH</b>																	
<b>RESIDENTIAL GRID</b>																	
<b>OTHER FEATURES</b>																	
<b>CONDOS INFORMATION</b>																	
<b>REMODELING</b>																	
<b>RES BREAKDOWN</b>																	
<b>DEPRECIATION</b>																	
<b>CALC SUMMARY</b>																	
<b>COMPARABLE SALES</b>																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	